

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
DISPOSITION PARCEL 3B2-A IN THE SOUTH END  
URBAN RENEWAL AREA, PROJECT NO. MASS. R-56

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WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Massachusetts Bay Transportation Authority has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 3B2-A in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Massachusetts Bay Transportation Authority be and hereby is tentatively designated as Redeveloper of Disposition Parcel 3B2-A in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
  - (i) Evidence of the availability of necessary equity funds, as needed; and



- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

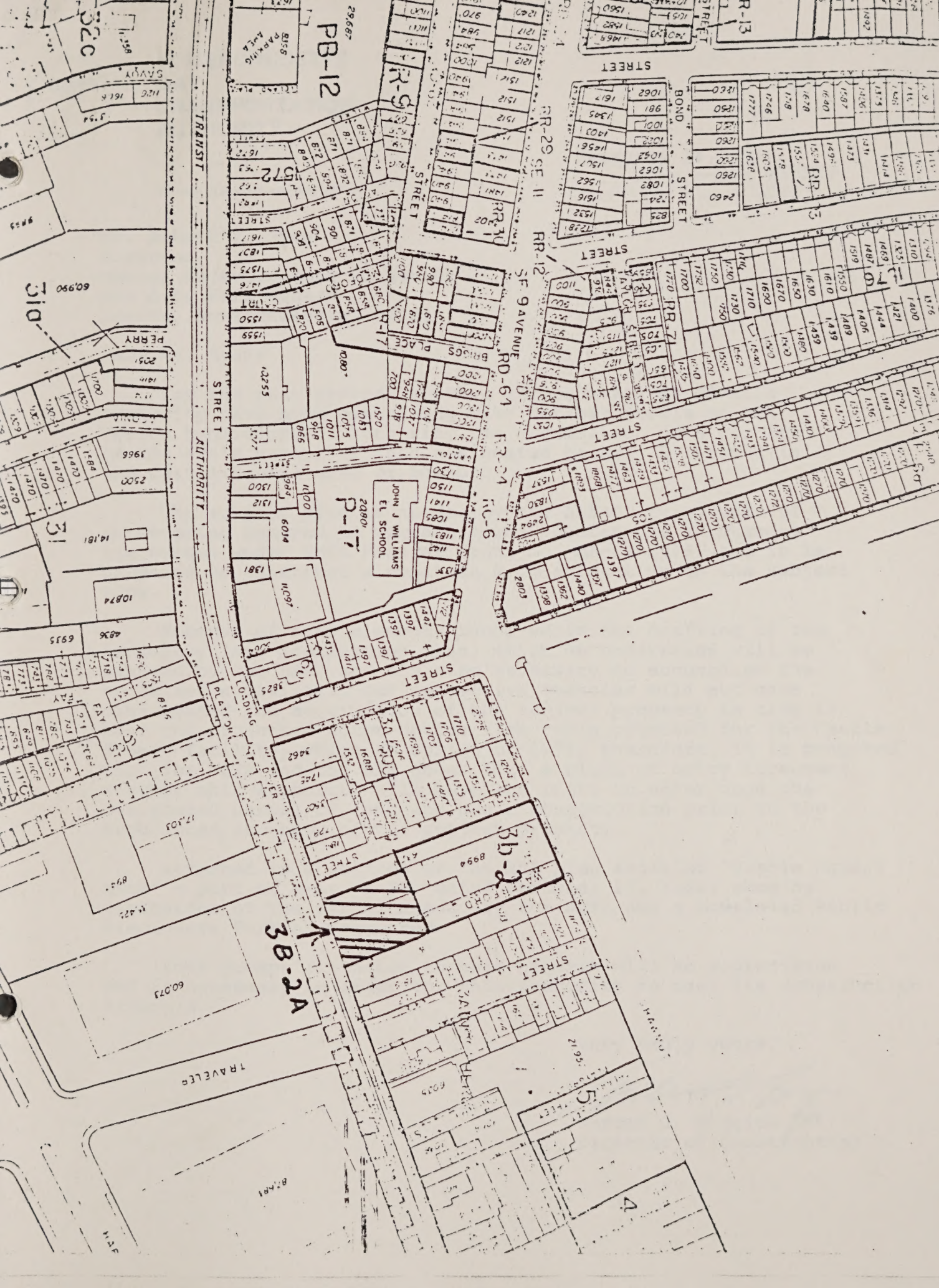
2. That disposal of Parcel 3B2-A by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

5. Contingent upon Authority design review and approval that the Executive Director is hereby authorized to execute a License for early entry with the Massachusetts Bay Transportation Authority with regard to Parcel 3B2-A, said license to be an appropriate form and provide for necessary indemnification and insurance.





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3B-2A

JOHN J WILLIAMS  
EL. SCHOOL

TRAVELLER

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**MASSACHUSETTS  
BAY  
TRANSPORTATION  
AUTHORITY**

50 High Street, Boston, MA 02110

RECEIVED  
FEB 14 1979  
BOSTON REDEVELOPMENT AUTHORITY  
OFFICE OF THE DIRECTOR

Mr. Robert J. Ryan  
Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, Massachusetts 02201

Dear Mr. Ryan:

For the past several months, representatives of this Authority have been discussing with Matthew Currie of the Boston Redevelopment Authority the acquisition of a portion of the BRA's parcel of land designated parcel 3B located in the Castle Square area of Boston.

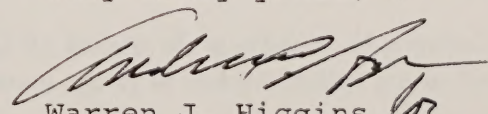
The subject site is needed by the Authority as part of an on-going program to upgrade power substations throughout its system under UMTA Federal Grant No. MA-03-0019, and it is proposed to construct a traction D.C. substation on the subject site.

Because of time elements involved in the drafting of the necessary land acquisition plan, which we understand will be drafted by the BRA, and the time necessary to accomplish the necessary appraisals, our respective agencies will not have consummated the acquisition of the subject property in time to meet the projected construction time table proposed for the Castle Square facility, which is Spring of 1979; therefore, it is proposed that the MBTA and the BRA enter into a right of entry agreement whereby this Authority will have the right to enter upon the designated parcel of land and begin construction prior to the negotiated purchase of the subject property.

Attached is a portion of the BRA plan entitled "Castle Square Area" - part of Mass. R-56, dated November 17, 1964, showing dimensions of the parcel needed by the MBTA and a completed Public Disclosure form as requested.

Your prompt attention to this request will be appreciated and is necessary in order for this Authority to meet its construction schedule.

Very truly yours,

  
Warren J. Higgins  
Director of Construction



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Massachusetts Bay Transportation Authority

b. Address of Redeveloper: 45 High Street, Boston, Massachusetts

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Castle Square area, Part of Mass. R-56

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,is described as follows<sup>2</sup>

a portion of BRA parcel designated 3B located in the proximity of Washington and Dover Streets and Shawmut Avenue, Boston, Massachusetts

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Mass. Gen'l Laws, Ch. 161A:☐ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☒ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

None

<sup>1</sup> If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.<sup>2</sup> Any statement of land identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description of the land in other technical description is acceptable, but not required.



- 10-20
- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock. Not Applicable
  - b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. Not Applicable
  - c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. Not Applicable
  - d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. Not Applicable
  - e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%. Not Applicable

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Not Applicable

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Not Applicable

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Not Applicable

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.



1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$
- b. Cost per dwelling unit of any residential redevelopment. . . . . \$
- c. Total cost of any residential rehabilitation . . . . . \$ Not
- d. Cost per dwelling unit of any residential rehabilitation . . . . . \$ Applicable

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
--------------------------------	----------------------------------	------------------------------

Not Applicable

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Not Applicable

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

Not Applicable

CERTIFICATION

I (We)<sup>1</sup> Massachusetts Bay Transportation Authority  
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: 2/22/77

Dated: \_\_\_\_\_

[Signature]  
Signature

\_\_\_\_\_  
Signature

Director of Construction

\_\_\_\_\_  
Title

50 High Street, Boston, MA 02110  
Address and ZIP Code

\_\_\_\_\_  
Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.  
<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the Gen. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the Commonwealth.



## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Mass. Bay Transportation Authority  
b. Address and ZIP Code of Redeveloper: 45 High Street, Boston, MA 02110

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Castle Square Area, Part of Mass. R-56

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts

is described as follows:

a portion of BRA Parcel designated 3B located in the proximity of Washington and Dover Streets and Shawmut Avenue; Boston, MA

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO  
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of Not applicable, 19    , is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Not applicable

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Not applicable



G. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

not applicable

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

not applicable

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

not applicable.

7. Names and addresses of bank references:

not applicable

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

If Yes, give date, place, and under what name.

not applicable

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☐ NO

not applicable

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

not applicable

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

not applicable



- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

not applicable

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

not applicable

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

not applicable

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

not applicable

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_.

General description of such work:

not applicable

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

\$

DATE TO BE  
COMPLETED

not applicable



c. Outstanding construction-contract bid of such contractor or builder:

AWARDING AGENCY

AMOUNT  
\$

001-111-11

not applicable

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

not applicable

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

not applicable

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

not applicable

11. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

### CERTIFICATION

I (We) Massachusetts Bay Transportation Authority

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: 2/22/79

Dated: \_\_\_\_\_

[Signature]  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Director of Construction  
Title

\_\_\_\_\_  
Title

50 High Street, Boston, MA 02110

Address and ZIP Code

\_\_\_\_\_  
Address and ZIP Code

<sup>1</sup> If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, U.S. Code, provides a fine of not more than five years, or both, for knowingly making or causing to be made any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



29 March 1979

## MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN/DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56  
TENTATIVE DESIGNATION OF REDEVELOPER  
REUSE PARCEL 3B2-A LICENSE FOR EARLY ENTRY

SUMMARY: This memorandum requests that the Authority:

- 1) Tentatively designate the Massachusetts Bay Transportation Authority as Redeveloper of Parcel 3B2-A.
- 2) Authorize License for Early Entry.

Parcel 3B2-A consists of approximately 9,600 square feet and is located at Washington Street, Shawmut Avenue and what was formerly Waterford Street, in the South End Urban Renewal Area. The use of this parcel permitted by the approved South End Urban Renewal Plan is Light Manufacturing.

The MBTA proposes to construct a transformer structure on this site. The function of this transformer requires that it be located as close as possible to the intersection of the existing Orange Line (Washington Street) and the Mass Turnpike. It will serve the Green Line, and the Old and New Orange Line. The approximate size of this structure is 60'x100', and a 16' set-back is required on Washington Street. A transformer structure is allowable in a Light Manufacturing area.

Due to the construction time table set by the MBTA for this structure, it is appropriate that the Redeveloper obtain Authorization for Early Entry for the purpose of construction while the conveyance price is being negotiated. Entry being contingent upon our design review approval.

It is therefore recommended that the Authority Tentatively Designate the Massachusetts Bay Transportation Authority, as Redeveloper of Parcel 3B2-A in the South End Urban Renewal Area and Authorize the Executive Director to extend an appropriate License for Early Entry.

An appropriate Resolution is attached.



